

Beech Close, SP11

Approximate Gross Internal Area = 160.1 sq m / 1724 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 178.1 sq m / 1918 sq ft



First Floor



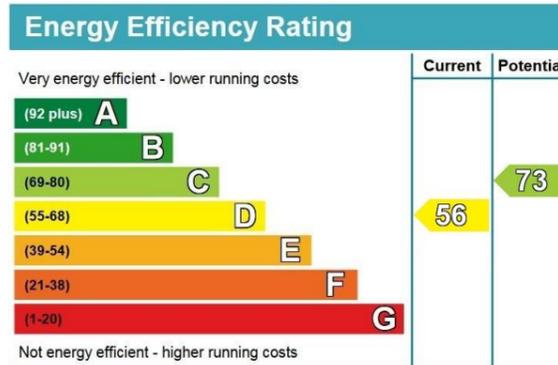
Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Beech Close, Thruxton

Guide Price £495,000 Freehold



- Porch & Hallway
- Conservatory
- Cloakroom
- 4 Bedrooms
- Garage & Parking

- Living/Dining Room
- Kitchen & Utility
- Office
- Bath & Shower Room
- Secluded Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION: Offered for sale with no onward chain, this detached house is located in the heart of the village of Thruxton. The spacious and newly decorated accommodation comprises entrance porch with a door into the hallway, a living/dining room, conservatory, kitchen with fitted appliances and open access to a utility room, office, cloakroom, four bedrooms, a bathroom and separate shower room. To the front there is driveway parking leading to an integral garage whilst to the rear there is a mature and secluded garden.

LOCATION: Beech Close is located within the heart of the village of Thruxton. Nearby is the White Horse Inn, a fifteenth century thatched Inn, and just along Amesbury Road to the east of the village is Hillier Garden Centre complete with restaurant and food hall. Andover itself offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour with the property location offering two mainline station options in both Grateley (2.5 miles) and Andover (6 miles). The nearby A303 offers excellent road access to both London and the West Country.

ACCOMMODATION: Entrance porch with window to side and part glazed door into:

HALLWAY: Stairs to first floor and doors to:

LIVING/DINING ROOM: Full height window to front. Open fireplace with sandstone surround and hearth and patio doors to:

CONSERVATORY: Triple aspect with a door to the garden.

KITCHEN: Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven with integral microwave. Integral fridge/freezer and open access to:

UTILITY ROOM: Window to side, door to the rear garden and integral door to the garage. Eye and base level cupboards, including full height cupboards, with work surface over and inset stainless steel sink with drainer. Space and plumbing for washing machine and dishwasher and cupboard with floor standing oil fired boiler.

OFFICE/DINING ROOM: Window to front.

CLOAKROOM: WC and wash hand basin. Low level door to understairs storage cupboard.

FIRST FLOOR LANDING: Double aspect with loft access, airing cupboard with hot water tank and further storage cupboard. Doors to:

BEDROOM 1: Window to front. Fitted wardrobe cupboard and free standing wardrobe cupboard.

BEDROOM 2: Window to rear. Fitted wardrobe cupboard and built in wardrobe cupboard.

BEDROOM 3: Window to front.

BEDROOM 4: Window to rear.

BATHROOM: Window to rear. Panelled bath with rainfall shower, vanity cupboard with wash hand basin and WC. Heated towel rail and shelved linen cupboard.

SHOWER ROOM: Window to rear. Shower cubicle, wash hand basin and WC.

OUTSIDE: To the front there is an area of lawn with mature flower borders and gated access at both sides to the rear garden. A driveway offers parking and access to the **INTEGRAL GARAGE** with up and over door, power and light.

REAR GARDEN: Good sized and secluded garden with a patio area adjacent to the house with a retaining brick wall. Steps lead up to an area of lawn with mature shrubs, trees, flower borders and a greenhouse.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

